176.0	0009	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,300 / 904,300
					USE VALUE:	904,300 / 904,300
					ASSESSED:	904,300 / 904,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PERTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SYLVA DAVID M/ETAL
Owner 2:	SYLVIA SUSAN C
Owner 3:	
Street 1:	1 PERTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Vinyl Exterior and 2592 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7427.000	447,900	6,400	450,000	904,300
Total Card	0.171	447,900	6,400	450,000	904,300
Total Parcel	0.171	447,900	6,400	450,000	904,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.85 | /Parcel: 348.85

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119115
GIS Ref	
GIS Ref	
Insp Date	09/15/21

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	447,900	6400	7,427.	450,000	904,300		Year end	12/23/2021
2021	101	FV	407,300	6400	7,427.	450,000	863,700		Year End Roll	12/10/2020
2020	101	FV	407,400	6400	7,427.	450,000	863,800	863,800	Year End Roll	12/18/2019
2019	101	FV	302,800	6700	7,427.	443,500	753,000	753,000	Year End Roll	1/3/2019
2018	101	FV	302,800	6700	7,427.	340,700	650,200	650,200	Year End Roll	12/20/2017
2017	101	FV	302,800	6700	7,427.	321,400	630,900	630,900	Year End Roll	1/3/2017
2016	101	FV	302,800	6700	7,427.	295,700	605,200	605,200	Year End	1/4/2016
2015	101	FV	286,500	6900	7,427.	276,400	569,800	569,800	Year End Roll	12/11/2014

!13836!

PRINT

Date	Time
12/30/21	17:49:13

LAST REV

Date	Time
09/15/21	09:32:42
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNNUNGHAM ETHE	24802-316		8/23/1994		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	119115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/1997	419		1,200					15X15 WDK
10/29/1996	615		10,000					DORMERS/FINISH 3RD
11/18/1994	622	Manual	1,500					ALTER SIDE ENTRANC
11/3/1994	588	Manual	10,000					BEAMS,WALLS,STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	Measured	DGM	D Mann
6/21/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Measured	197	PATRIOT
2/17/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
7/15/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7427		Sq. Ft.	Site		0	70.	0.87	6									449,965						450,000	

Total AC/HA:	0.17050	Total SF/SM:	7427	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,965	Spl Credit		Total:	450,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.05505347
Const Adj.:	0.98990101
Adj $ / SQ:	140.994
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550225
Depreciation:	102342
Depreciated Total:	447883

COMMENTS

BK; 24802 PG; 314 SUB-DIVISION 3/98
CHANGED TO 7427 S/F.. 17D 173056 HST
STUDIO CAN BE USED AS 1 LIVING UNIT ONLY
1 KITCHEN IN HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

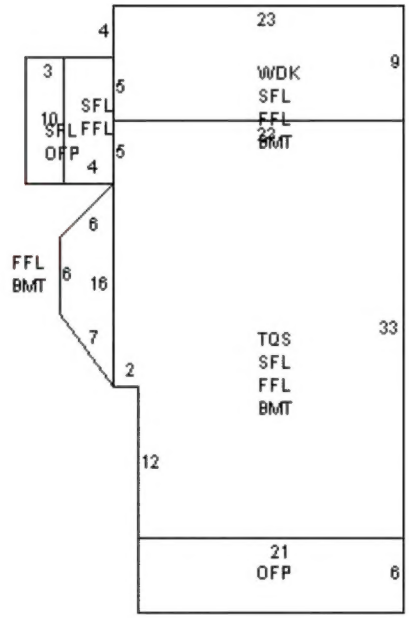
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.99
Special Features:	0	Val/Su Net:	113.56
Final Total:	447900	Val/Su SzAd	172.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,029	140.990	145,083
SFL	Second Floor	1,012	140.990	142,686
BMT	Basement	989	42.300	41,833
TQS	3/4 Story	551	140.990	77,723
WDK	Deck	207	10.720	2,219
OFP	Open Porch	156	26.800	4,181

Net Sketched Area:	3,944			Total:	413,725
Size Ad	2592.25	Gross Area	4128	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

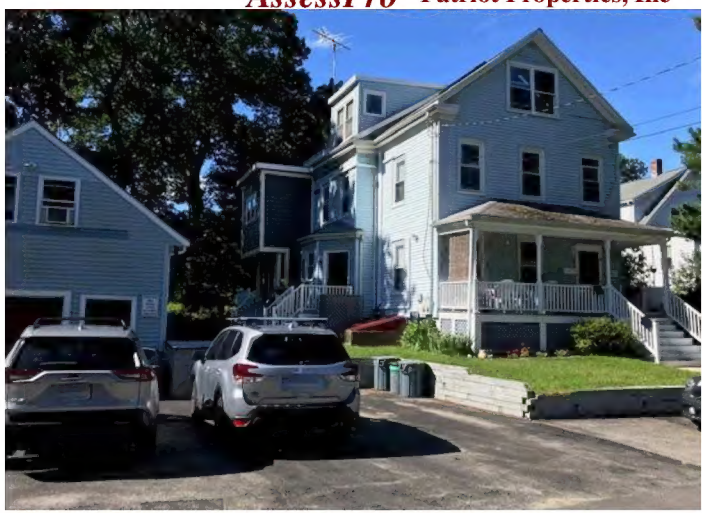
SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0009-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	18X22	A	AV	1980	23.44	T	31.2	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400

IMAGE

AssessPro Patriot Properties, Inc